

AR MIRADOR

3 & 2 BHK PREMIUM+ HOMES

WAKAD



Welcome to **AR Realty**, where your real estate dreams become reality. Established in 2005, our firm has built a reputation for excellence, integrity, and personalized service in the real estate industry. We specialize in residential and commercial properties, offering a comprehensive range of services including selling and property management. Our experienced team of real estate professionals is dedicated to providing exceptional service tailored to meet the unique needs of each client.

A LEGACY OF
CHANGING SKYLINES...



5+ Projects Delivered

10+ Years of Experience

2.5L+ Sq. Ft. Developed

1000+ Happy Families

COMPLETED PROJECT

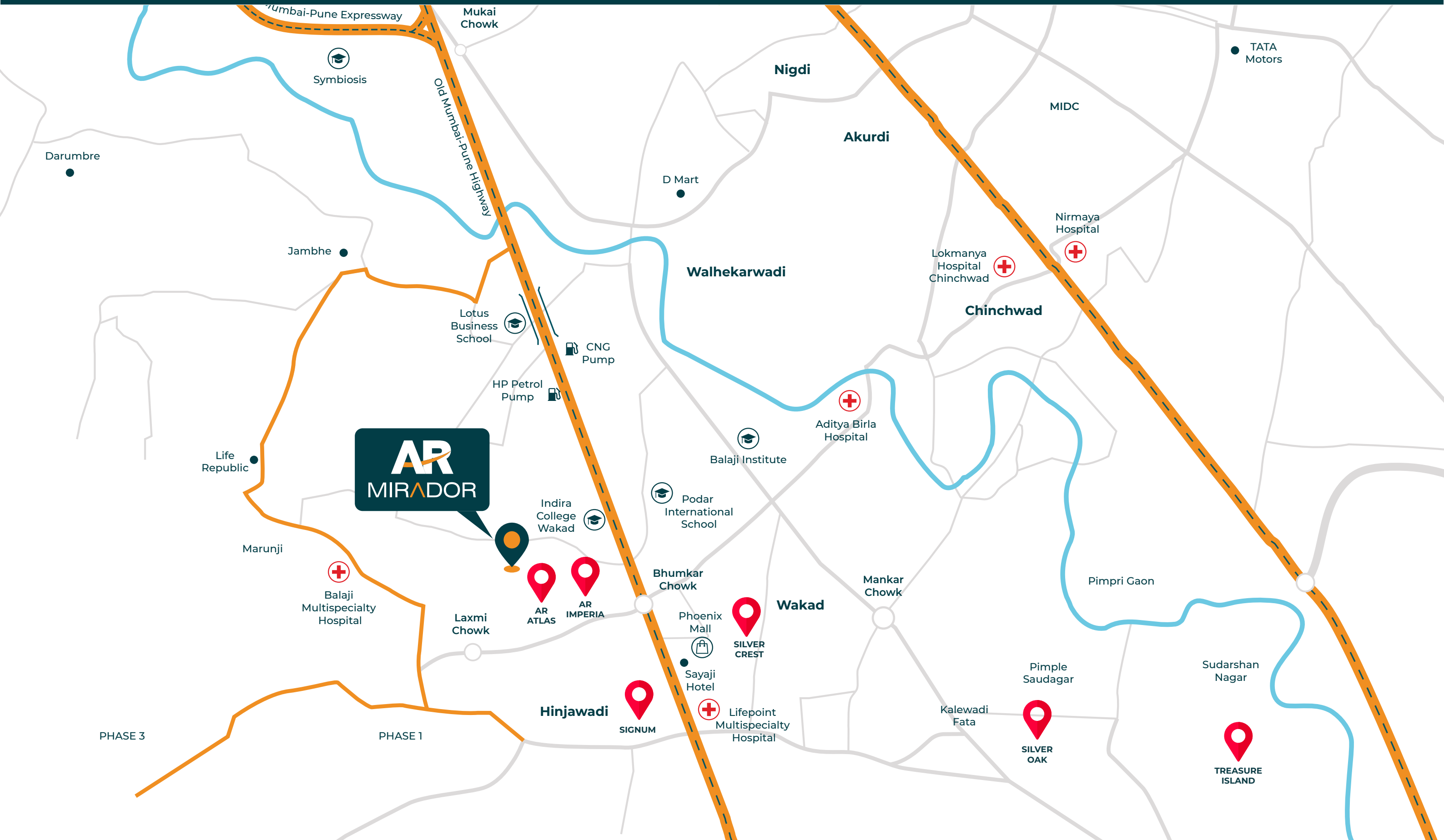


A woman with long brown hair, wearing a white fur stole and large teardrop earrings, is shown in profile against a teal background. She is looking upwards and to the right, with her hand raised slightly.

The **WAAH WAKAD** *Grandeur*

At AR Mirador, every abode is a masterclass in elegance, blending spacious layouts with impeccable craftsmanship. Thoughtfully designed to elevate everyday living, these homes don't just offer comfort—they redefine luxury. When every detail whispers sophistication, you know you're not just home—you're at the pinnacle of fine living.

LOCATION *Map*





PROJECT

Highlights

2 Balconies in Every 2 BHK





30+ Exquisite Rooftop Amenities

Large Walk-in Wardrobes



Optimally Planned Zero-wastage Homes





Mesmerising Stargazing Deck

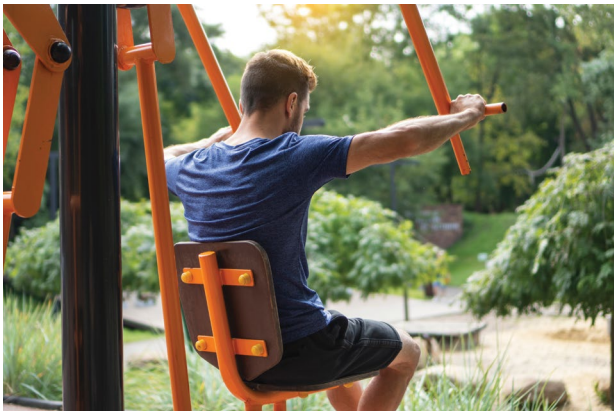
The
WAAH WAKAD
Indulgence

At AR Mirador, every abode is a masterclass in elegance, blending spacious layouts with impeccable craftsmanship. Thoughtfully designed to elevate everyday living, these homes don't just offer comfort—they redefine luxury. When every detail whispers sophistication, you know you're not just home—you're at the pinnacle of fine living.

ROOFTOP
Amenities



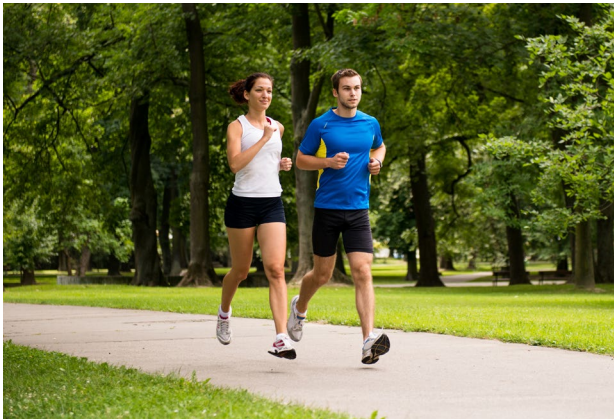
Yoga and Meditation Area



Open GYM



Cricket Net Practice



Jogging Track



Skating Rink



Barbeque Area



Party Lawn



Small Golf Area



Sand Pit Area



Kids Play Area



Adventure Play Area



Stargazing Area
(Wooden Deck with Seating)

GROUND
Amenities

Acupressure Path



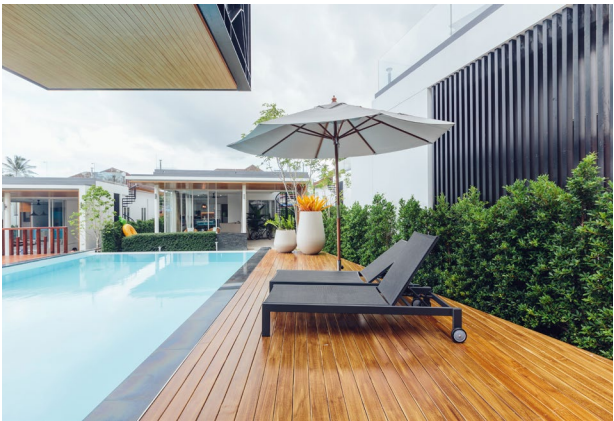
Multiplay Court



Party Lawn



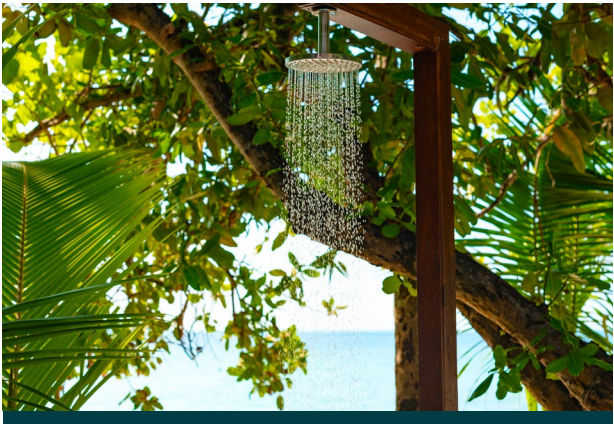
Stage with Screen Wall



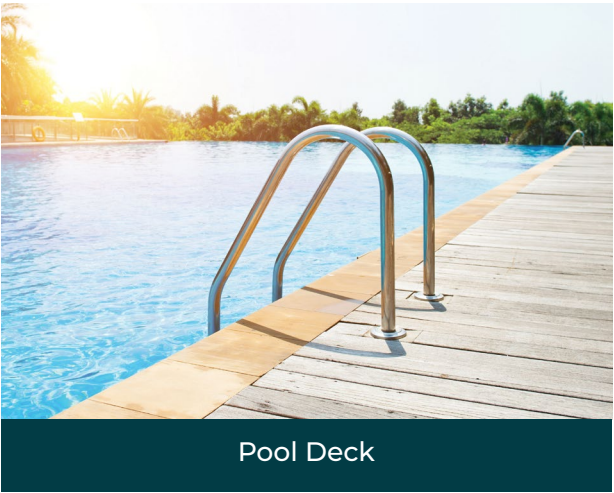
Swimming Pool



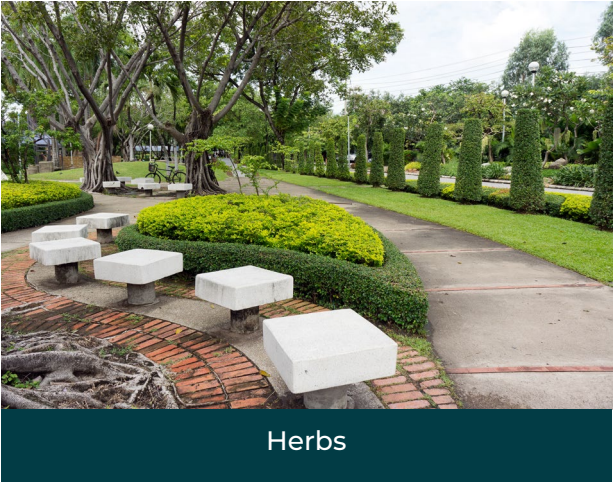
Baby Pool



Waterbody with Bubbler



Pool Deck



Herbs



Temple



Tropical Planting



Butterfly Garden

PROJECT
Specifiaction



STRUCTURE

- » Earthquake Resistant R.C.C. Structure
- » External Walls - 6" Thick Brickwork
- » Internal walls - 6" Thickwork (with finishing)

LIVING

- » Provision for shoe Rack
- » Laminated Main Door

WALL FINISH

- » External Sand faced plaster
- » Internal gypsum finish wall
- » Parking Slab will be finished with Putty

DOOR & WINDOWS

- » Quality Fittings
- » Laminated Doors For Bedrooms
- » Sliding Door (Domal Section)
- » Large windows for better air circulation ventilation
- » M.S grills/ invisible grill for safety

KITCHEN

- » Kitchen Platform with Artificial Granite quarts
- » Fasia For platform
- » Stainless Steel Kitchen sink with Drain board
- » Glazed/Ceramics Tile Dado Up to Lintel level

UTILITY AREA / DRY BALCONY

- » Provision for Washing machine
- » Glazed dado tiles up to 2'6 Height

ELECTRICAL

- » Concealed fire-resistant High Quality Copper
- » Wiring
- » Ample Lights Points with Legrand/L&T /equivalent
- » Equivalent make Modular Switches
- » Tv Point& Telephone Points In living and Master
- » Bedrooms
- » Earth Leakage Circuit Breaker
- » Provision for Inventor &broadband
- » Ac points in Living and Bedroom

FLOORING

- » 800*800 Vertified Title flooring in all Rooms
- » Anti Skid Ceramic Titles for attached terraces
- » Anti Skid Ceramic Titles in all tiolets

PAINTING

- » Good quality apex paints for all external walls
- » Internal tractor implusion entire flat

TOILET

- » Granite Door Frame for Toilet
- » Toilet with Ceramic Tile Dado Up to 7'6" Height
- » Adjustable Louvered Window
- » Premium Sanitary Ware
- » Jaguar Make or Equivalent Quality CP Fitting
- » Single Lever Diverter with Overhead shower & Spout
- » Concealed Plumbing
- » Provision for Exhust fan
- » Provision for Geyser

Wing - A 2 BHK | Typical Unit Plan



Key Highlights

- Master suite with suite toilet and balcony
- Lavish living room with separate dining area
- A 11.8 x 9.4 ft. kitchen with an L-shaped platform
- Full length wardrobes in all bedrooms
- Marble finish vitrified tiles in entire apartment
- Top notch internal specifications

Type	Carpet Area		Enclosed Balcony Area		Open Balcony (Utility)Area		Total Usable Area	
	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.
2 BHK	56.42	607.33	8.32	89.55	7.13	76.69	71.87	773.57

Wing - A 2 BHK | Typical Unit Plan



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	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.
2 BHK	52.27	562.62	10.50	112.98	5.03	54.09	67.79	729.69

Wing - A 2 BHK | Typical Unit Plan



Key Highlights

- Master suite with suite toilet and balcony
- Lavish living room with separate dining area
- A 12.6 x 9.4 ft. kitchen with an L-shaped platform
- Full length wardrobes in all bedrooms
- Marble finish vitrified tiles in entire apartment
- Top notch internal specifications

Type	Carpet Area		Enclosed Balcony Area		Open Balcony (Utility)Area		Total Usable Area	
	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.
2 BHK	69.58	748.98	0.00	0.00	7.25	77.99	76.83	826.97

Wing - B 3 BHK | Typical Unit Plan



- Key Highlights**
- Master suite with suite toilet and balcony
 - Lavish living room with separate dining area
 - A 12.2 x 8.6 ft. kitchen with an L-shaped platform
 - Full length wardrobes in all bedrooms
 - Marble finish vitrified tiles in entire apartment
 - Top notch internal specifications

Type	Carpet Area		Enclosed Balcony Area		Open Balcony (Utility)Area		Total Usable Area	
	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.
3 BHK	86.60	932.11	0.00	0.00	9.24	99.46	95.83	1031.57

Wing - B 3 BHK | Typical Unit Plan



Key Highlights

- Master suite with suite toilet and balcony
- Lavish living room with separate dining area
- A 14 x 8.6 ft. kitchen with an L-shaped platform
- Full length wardrobes in all bedrooms
- Marble finish vitrified tiles in entire apartment
- Top notch internal specifications

Type	Carpet Area		Enclosed Balcony Area		Open Balcony (Utility)Area		Total Usable Area	
	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.
3 BHK	94.36	1015.66	0.00	0.00	10.15	109.22	104.50	1124.88

A BUILDING | Typical Unit Plan



A BUILDING

TYPICAL FLOOR PLAN

Flat No.	Type	Carpet Area		Enclosed Balcony Area		Open Balcony (Utility)Area		Total Usable Area	
		Sq.m.	Sq.ft.	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.
101,201,301,401,501,601,701,801,901,1001,1101,1201,1301,1401 / 104,204,304,404,504,604,704,804,904,1004,1104,1204,1304,1404 105,205,305,405,505,605,705,805,905,1005,1105,1205,1305,1405 / 108,208,308,408,508,608,708,808,908,1008,1108,1208,1308,1408	2 BHK	69.58	748.98	0.00	0.00	7.25	77.99	76.83	826.97
102,202,302,402,502,602,702,802,902,1002,1102,1202,1302,1402 / 103,203,303,403,503,603,703,903,1003,1103,1203,1403	2 BHK	56.42	607.33	8.32	89.55	7.13	76.69	71.87	773.57
106,206,306,406,506,606,706,806,906,1006,1106,1206,1306,1406 / 107,207,307,407,507,607,707,807,907,1007,1107,1207,1307,1407	2 BHK	52.27	562.62	10.50	112.98	5.03	54.09	67.79	729.69



B BUILDING | Typical Unit Plan



B BUILDING
TYPICAL FLOOR PLAN

Flat No.	Type	Carpet Area		Enclosed Balcony Area		Open Balcony (Utility) Area		Total Usable Area	
		Sq.m.	Sq.ft.	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.
101, 201, 301, 401, 501, 601, 701, 901, 1001, 1101, 1201, 1401 / 104, 204, 304, 404, 504, 604, 704, 804, 904, 1004, 1104, 1204, 1304, 1404	3 BHK	86.60	932.11	0.00	0.00	9.24	99.46	95.83	1031.57
102, 202, 302, 402, 502, 602, 702, 902, 1002, 1102, 1202, 1402 / 103, 203, 303, 403, 503, 603, 703, 803, 903, 1003, 1103, 1203, 1303, 1403	3 BHK	94.36	1015.66	0.00	0.00	10.15	109.22	104.50	1124.88



Project by



Corporate Address: Sr. No.: 68/1 & 69/1, 2nd Floor Office, No 201, Opp. Airtel Gallery,
Above Urban Element, Pimple Saudagar, Pune-411027

Site Address: Sr. No.: 113, Bhumkar Das Raod , Wakad 411057

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 **MAHARERA NO.: P52100079071** | <https://maharera.mahaonline.gov.in>

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